

ZONING AND BUILDING AGENDA

SEPTEMBER 16, 2009

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS

289034 DOCKET #8301 – T. KADROWICZ, Owner, Application (No. V-07-71): Variation to reduce left interior side yard setback from 10 feet to 1.28 feet (existing shed A); reduce right interior side yard setback from 10 feet to 5.15 feet; and reduce rear yard setback from 5 feet to 2.92 feet (existing shed B) for storage sheds in the R-5 Single Family Residence District. The subject property consists of approximately 0.41 of an acre, located on the south side of Hill Street, approximately 375 feet west of North Lee Street in Wheeling Township, County Board District #17. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

289043 DOCKET #8312 – M. & S. FITZGERALD, Owners, Application (No. V-07-81): Variation to reduce left interior side yard setback from 10 feet to 4 feet (existing) reduce distance between principal and accessory structure from 10 feet to 3 feet; reduce left interior side yard setback from 10 feet to 0 feet for a pool surround deck; and reduce rear yard setback from 40 feet to 30 feet for a deck addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the south side of West 115th Place, approximately 125 feet west of Lawndale Avenue in Worth Township, County Board District #6. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

PROPOSED ORDINANCE AMENDMENTS

301826 AN AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE REGARDING PARKING OF COMMERCIAL VEHICLES, RESIDENTIAL DISTRICTS (PROPOSED ORDINANCE AMENDMENT). Submitting a Proposed Ordinance Amendment sponsored by Joan Patricia Murphy, County Commissioner.

The following is a synopsis of the Proposed Ordinance Amendment:

PROPOSED ORDINANCE AMENDMENT

AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE REGARDING PARKING OF COMMERCIAL VEHICLES, RESIDENTIAL DISTRICTS

BE IT ORDAINED, by the Cook County Board of Commissioners that Appendix A Zoning, Sections 4.1.9, 4.2.9, 4.3.9, 4.4.9, 4.5.9, 4.5A.9, 4.6.9, 4.7.9 and 4.8.9 of the Cook County Code are hereby amended as follows:

- 4.1. R-1 Single-Family Residence District.
- 4.2. R-2 Single-Family Residence District.
- 4.3. R-3 Single-Family Residence District.
- 4.4. R-4 Single-Family Residence District.
- 4.5. R-5 Single-Family Residence District.
- 4.5A. R-5A Residential Transition District.
- 4.6. R-6 General Residence District.
- 4.7. R-7 General Residence District.
- 4.8. R-8 General Residence District.

Effective Date: This Ordinance Amendment shall be in effect immediately upon adoption.

***Referred to the Committee on Zoning and Building on 7/21/09.**

#Public Hearing held on September 8, 2009 for discussion.

301827

AN AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE REGULATIONS FOR TRAILERS, RECREATIONAL VEHICLES AND BOATS (PROPOSED ORDINANCE AMENDMENT). Submitting a Proposed Ordinance Amendment sponsored by Joan Patricia Murphy, County Commissioner.

The following is a synopsis of the Proposed Ordinance:

PROPOSED ORDINANCE AMENDMENT

**AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE
REGULATIONS FOR TRAILERS, RECREATIONAL VEHICLES AND BOATS**

BE IT ORDAINED, by the Cook County Board of Commissioners that Appendix A Zoning, Sections 4.0.1, 4.1.9, 4.2.9, 4.3.9, 4.4.9, 4.5.9, 4.5A.9, 4.6.9, 4.7.9, and 4.8.9 of the Cook County Code are hereby amended as follows:

ARTICLE 4. RESIDENTIAL DISTRICTS

- 4.0. Purpose.**
- 4.1. R-1 Single-Family Residence District.**
- 4.2. R-2 Single-Family Residence District.**
- 4.3. R-3 Single-Family Residence District.**
- 4.4. R-4 Single-Family Residence Districts.**
- 4.5. R-5 Single-Family Residence District.**
- 4.5A. R-5A Residential Transition District.**
- 4.6. R-6 General Residence District.**
- 4.7. R-7 General Residence District.**
- 4.8. R-8 General Residence District.**

Effective Date: This Ordinance Amendment shall be in effect immediately upon adoption.

***Referred to the Committee on Zoning and Building on 7/21/09.**

#Public Hearing held on September 8, 2009 for discussion.

301828

AN AMENDMENT TO THE COOK COUNTY BUILDING ORDINANCE (PROPOSED ORDINANCE AMENDMENT). Submitting a Proposed Ordinance Amendment sponsored by Peter N. Silvestri, County Commissioner; Co-Sponsored by Todd H. Stroger, President, William Beavers, Jerry Butler, Forrest Claypool, John P. Daley, Bridget Gainer, Elizabeth "Liz" Doody Gorman, Gregg Goslin, Roberto Maldonado, Joseph Mario Moreno, Joan Patricia Murphy, Anthony J. Peraica, Timothy O. Schneider, Deborah Sims, Robert B. Steele and Larry Suffredin, County Commissioners.

PROPOSED ORDINANCE AMENDMENT

BE IT ORDAINED, by the Cook County Board of Commissioners that the Cook County Building Ordinance, Article III, Sec. 3.2 is hereby amended as follows:

3.2 DEFINITIONS

Family consists of one or more persons, each related to the other by blood, marriage (or adoption) (including foster children), together with such blood relatives' of the respective spouses, who are living together with the family in a single dwelling unit and maintaining a common household. A family may also be composed of not to exceed three persons not so related, provided that such unrelated persons live in a single dwelling and maintain a common household and a single housekeeping unit. A family may also be a group of not more than six unrelated persons with developmental disabilities as defined in the Illinois Mental Health and Developmental Disabilities Code, 405 ILCS 5/1-106, together

with an appropriate number of staff, living in a family-like environment. A “family” shall include any domestic servants and not more than one gratuitous guest residing with said the “family”. Servants or guests shall be included, not in addition to, the unrelated persons provided in this definition.

Effective Date: This Ordinance Amendment shall be effective upon adoption.

Referred to the Committee on Zoning and Building on 7/21/09.

#Public Hearing held on September 8, 2009.

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS

302406 DOCKET #8559 – S. GUERRERO, Owner, Application (No. V-09-49): Variation to reduce left side yard setback from 10 feet to 3 feet; and reduce rear yard setback from 5 feet to 4 feet for a new storage shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the north side of 129th Street, approximately 325 feet west of McVickers Avenue in Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302407 DOCKET #8560 – D. & M. MINKO, Owners, Application (No. V-09-50): Variation to increase height of fence in front yard from 3 feet to 4 feet in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Long Avenue, approximately 72 feet south of 50th Street in Stickney Township, County Board District #11 **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302606 DOCKET #8551 –N. Villalon, Owner, Application (No. V-09-41): Variation to increase height of fence from 3 feet to 6 feet on a through lot in the R-3 Single Family Residence District. The subject property consists of approximately 1.13 acres, located on the north side of Illinois Road, approximately 164 feet east of Ramona Road in New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302607 DOCKET #8561 – F. Garcia, Owner, Application (No. V-09-51): Variation to reduce left side yard setback from 10 feet to 4 feet (shed existing); reduce left side yard setback from 10 feet to 6 feet (existing principal); and reduce right side yard setback from 10 feet to 7 feet (existing principal) for a 2nd story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.17 of an acre, located on the south side of Central Road, approximately 80 feet east of Potter Road in Maine Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302608 DOCKET #8562 – J. Knaperek, Owner, Application (No. V-09-52): Variation to reduce rear yard setback from 40 feet to 23 feet (existing); and reduce distance between principal and accessory detached garage from 10 feet to 4 feet (existing) for a deck addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.17 of an acre, located on the west side of Lorel Avenue, approximately 210 feet south of 48th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302609 DOCKET #8563 – J. Horn, Owner, Application (No. V-09-53): Variation to reduce rear yard setback from 50 feet to 32 feet for a deck addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the west side of 113th Avenue, approximately 289 feet south of 155th Street in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

NEW APPLICATION

302610 LARRY & MIRA SKROBOT, Owners, 4350 West 204th Street, Matteson, Illinois 60443. Application (No. SU-09-12; Z09067). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Family Residence District to open and operate a faith based transitional living facility to mentor young men in Section 15 of Rich Township. Property consists of approximately 3 acres located in through lot between 203rd Avenue and 204th Street on the southeast corner of 203rd Avenue and Kostner Avenue in Rich Township. Intended use: Single family residence faith-based transitional living.

* The next regularly scheduled meeting is presently set for Wednesday, October 6, 2009.